

Application Number: 20/10894 Full Planning Permission

Site: HYTHE KNOCK, 18 DIBDEN LODGE CLOSE, HYTHE SO45 6AY
Development: Proposed hip to gable roof extension with front facing dormer; rear facing dormer; single storey rear extension and material change to elevations
Applicant: Mr & Mrs Haws
Agent: MDT Design
Target Date: 21/10/2020
Case Officer: Julie Parry
Extension Date: 12/11/2020

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Principle of development
- 2) Impact on local character and appearance of the area in terms of scale and design
- 3) Impact on neighbour amenity in terms of outlook, loss of light and privacy
- 4) Highway Safety, Access and Parking

This application is to be considered by Committee because of a contrary view to the Parish Council.

2 SITE DESCRIPTION

The application site relates to a detached bungalow within an area of similarly sized and styled dwellings, albeit with the majority having fully hipped roofs. The current roof to number 18 has a gable on one side, with a hipped design to the other, and a dormer has been added to the rear. Within the wider streetscene there are two bungalows which have a gabled roof design to the sides, along with flat roof dormers to the front. The levels of the land decline in the street from west to east, meaning that number 16 is set at a slightly lower level.

3 PROPOSED DEVELOPMENT

The application seeks planning permission to extend the roof to the side with a hip to gable addition, to match the other side of the property, and to add a dormer to the front roofslope. The rear dormer would be extended and a single storey rear extension would also be added, with associated fenestration alterations.

4 PLANNING HISTORY

Proposal	Decision	Decision
	Date	Description
80/NFDC/17367 Alterations to form room in roof space.	02/09/1980	Granted

5 PLANNING POLICY AND GUIDANCE

Local Plan Part 1: Planning Strategy 2016-2036

Policy STR1: Achieving Sustainable Development
Policy ENV3: Design quality and local distinctiveness

Neighbourhood Plan

Hythe and Dibden

6 PARISH / TOWN COUNCIL COMMENTS

Hythe & Dibden Parish Council: Recommend REFUSAL (non-delegated)

The Committee feels that this application increases the footprint of the site significantly and is out of keeping with the streetscene. There are concerns about overdevelopment and overlooking neighbouring properties, with the dormer noted as being out of keeping with the wider streetscene. It is felt that the current application is overbearing compared to neighbouring properties.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

Environmental Health (Contaminated Land): No comment

9 REPRESENTATIONS RECEIVED

No representations received

10 PLANNING ASSESSMENT

Principle of Development

Policy ENV3 requires new development to achieve high quality design that contributes positively to local distinctiveness, quality of life and enhances the character and identity of the locality. The principle of the development is considered to be acceptable subject to compliance with these policy criteria and the relevant material considerations relating to its impact on the character and appearance of the area, residential amenity and highways matters.

Scale and Design, with resulting impact on local character and appearance of area

The property has a hipped roof design on one side and a gable to the other, with a small dormer to the rear. The proposed hip to gable alteration would retain the original roof height and provide a symmetry to the resulting building. With materials to match the existing, the resulting roof would be balanced and, whilst different to the neighbouring properties, the front roofslope would retain its hipped design which is distinctive in this location and, as such, the resulting roof would not be visually intrusive in this street scene.

The proposed front dormer would have a flat roof design which is similar to some other properties in the wider streetscene. With the proposed roof alterations, the scale of the proposed dormer would be in proportion to the front roof slope and, with materials to match the main roof, it would be an appropriate addition which would be sympathetic to the resulting dwelling, with limited impact on the streetscene.

The proposed rear dormer would extend further across the rear roof slope and, whilst this would be a relatively large addition, it would not be clearly visible within the streetscene given its position to the rear of the property. Therefore, it would not be detrimental to the local area.

The proposed rear extension would be single storey and have a flat roof design. This addition would extend between 6 and 7 metres from the existing staggered rear wall of the property. Whilst this would create a large addition it would be in keeping with the pattern of development and with the neighbouring property at number 16 which has been extended to the rear with a single storey extension and also a large outbuilding close to the shared boundary. Being to the rear of the property and with its limited height, the proposed extension would not impact on the streetscene.

The property benefits from a long rear garden and the resulting dwelling would still retain a large garden, and therefore there would not be an overdevelopment of the site.

The proposed fenestration alterations would include additional ground floor windows on side elevations. Given that there are high boundary treatments on the side boundaries, there would not be an adverse impact in terms of overlooking from the additional fenestration.

Materials

The proposed external materials are to match the existing property and a condition would be applied to any approval to this effect to ensure an acceptable appearance of the resulting building.

Residential amenity

The neighbour to the east, number 16, has been extended to the rear with a single storey extension, following a planning permission in 2018 (18/11673). The proposed rear extension to number 18 would be set away from this neighbour and, with its height of 2.9 metres, it would not have a detrimental impact on this neighbour's amenity in terms of loss of light or visual intrusion.

The neighbour at number 20 has a relatively large outbuilding to the rear which forms part of the shared boundary. There is a degree of separation between this neighbour and the proposed rear extension and, along with the modest height proposed, there would not be an adverse impact on this neighbour's amenity. The proposed hip to gable roof alteration would result in a gable being positioned to the side of this neighbour's property. This neighbour has windows on the elevation facing number 18. However, there is a gap of 4.5 metres between the properties, and therefore the additional built form would not cause an unacceptable loss of light or adverse impact on this neighbour's outlook.

The proposed rear dormer would introduce more windows at first floor compared to the existing dormer. The outlook from these windows would be primarily straight into the rear garden, with angled views into the neighbour's gardens. Given that there is already a degree of overlooking at first floor, there would not be an unacceptable loss of privacy.

Highway safety, access and parking

Parking is available within the front garden and on the highway with no restrictions. Therefore there would not be any highway safety concern in relation to an additional parking requirements from the increased number of bedrooms.

11 CONCLUSION

The proposed development would be sympathetic to the existing property and would have an acceptable impact on neighbour amenity and the streetscene. The proposal would be consistent with the policies and objectives of the Local Plan 2016 - 2036 Part 1: Planning Strategy, Local Plan Part 2: Sites and Development Management Development Plan and the National Planning Policy Framework, with the planning balance being in favour of development. As such, the application is recommended for permission.

12 RECOMMENDATION

Grant Subject to Conditions

Proposed Conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. The development permitted shall be carried out in accordance with the following approved plans: 01 REV B

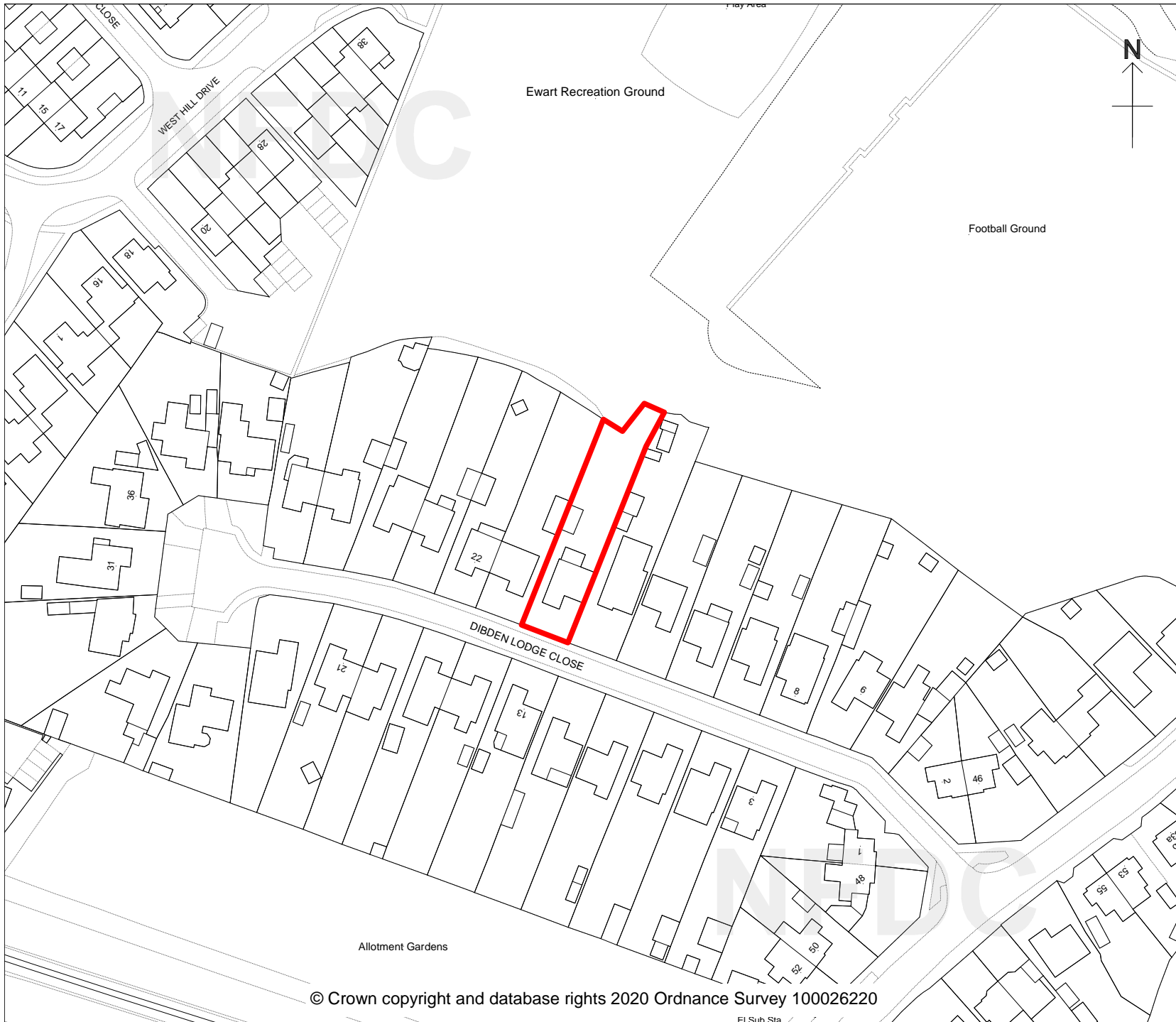
Reason: To ensure satisfactory provision of the development.
3. The external facing materials shall match those used on the existing building.

Reason: To ensure an acceptable appearance of the building in accordance with Policy ENV3 of the Local Plan Review 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

Further Information:

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New Forest

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PLANNING COMMITTEE

November 2020

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20/10894

Scale 1:1250

N.B. If printing this plan from the internet, it will not be to scale.